

INFORMATION REPORT INFORMATION REPORT

CENTRAL INTELLIGENCE AGENCY

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COUNTRY	USSR (Uzbek SSR)	REPORT	
SUBJECT	Private Construction in Tashkent ; <i>(wages, costs, materials)</i>	DATE DISTR.	30 September 1960
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two reports on private construction in Tashkent

Attachment 1: A two-page report on private housing construction in Tashkent. The report gives general information on building material, cost of building and wages for the workers. Vacant land in Tashkent was classified into two groups: (a) planned for housing and (b) not planned for housing. The former was used for construction of private housing and the latter was intended to be used for construction of schools, factories, or other public buildings.

Attachment 2: A three-page report on private construction in Tashkent. The report contains an itemized list for the cost of two private houses in Tashkent.

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GRADING OF SOURCE: A: Completely reliable. B: Usually reliable. C: Fairly reliable. D: Not usually reliable. E: Not reliable. (Applied to sources of doubtful honesty or loyalty, regardless of their competence). F: Reliability cannot be judged (Applied to untested or inadequately tested sources).

APPRAISAL OF CONTENT: 1: Confirmed by other independent and reliable sources. 2: Probably true. 3: Possibly true. 4: Doubtful. 5: Probably false. 6: Cannot be judged.

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[redacted] A carpenter working for one of the many construction enterprises, such as a SMU, UNR, or REMSTROY Kontora,¹ could make 50 to 60 rubles for an eight-hour day of leisurely work. For the higher pay of 100 to 120 rubles a day the "free" or "na levo" worker had to work harder and longer hours, 10 or 12 hours per day.

2. Small jobs, particularly repair jobs that lasted up to two or three weeks, 50X1-HUM were contracted with the total sum to be paid upon completion of the job. On bigger jobs [redacted] token payments every 15 days and the balance in a lump sum upon completion of the work. At the completion of a job, if everything had gone smoothly, the home owner invariably 50X1-HUM haggled about the established price [redacted]

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3.

At the maximum only 20 to 30 days were lost per year because of bad weather, and some years no days were lost for that reason. December and January were the worst months for construction because of the cold weather.

4. The potential home owner and the construction worker made contact with each other in two different ways. A construction worker looking for a job went walking through the streets, and when he saw a vacant lot with a load of bricks or lumber dumped on it, he learned who the owner was and asked him for a job. In other cases, a man who intended to construct a private home for himself went walking around the streets looking for a house in the process of construction. He then talked to the construction workers about the possibility of working for him when their present job was completed.

5. All the private homes were of kiln-dried brick construction, with wood used primarily in floors, window frames, and doors. the average cost of a private house was 12,000 rubles. The highest cost was 18,000 rubles for a three-room house and the lowest was 9,000 rubles for a one-room house. the average construction time for a two-room house was ten weeks. Such a house could be built in as little as six or seven weeks, or it might take as much as twelve or fourteen weeks depending on the availability of materials and labor.

6. In all the construction jobs the owner of the house in every case made all the expenditures. Banks gave out loans in private homes at the rate of three percent per year.

7. All the vacant land in Tashkent was classified into two groups: "planned for housing" and "not planned for housing". Usually just the terms "planned" and "not planned" were used in conversation. Land that was "planned" could be used for the construction of private housing, and the "not planned" land was intended to be used for schools, roads, factories, or other public buildings. Information on whether a certain piece of land was "planned" or "not planned" was available to everybody at an office (name and location unknown) in Tashkent. Land could be purchased from Uzbeks who owned a considerable amount of land.² Workers in an industrial plant could buy land that had been assigned to the plant for private housing, if they could prove that their living quarters were too small for their needs and that nothing else suitable was available. Industrial plants would not sell land to their workers unless it was "planned" land. Uzbeks, however, would sell their land regardless of which category it was in.

8. Persons who owned "not planned" land and wanted to build a house on it could not get a building permit and therefore had great difficulty in obtaining building materials. If there was an abundant supply of building materials available, however, brick plants or lumber yards would sell bricks or lumber even to persons who had no building permit. If a private house was built on "not planned" land, the Soviet Government could at any time confiscate the land and tear down the house in order to build a street, school, etc. In spite of the obstacles and risks, houses were still being constructed on "not planned" land.

9. If a person wished to construct a house on "planned" land, it was very easy to obtain a building permit. With a building permit all the building materials needed could be obtained readily. the Soviet Government was encouraging the construction of privately owned houses on "planned" land.

Comments:

1. SMU is a Stroitel'no-Montazhnoye Upravleniye (Construction and Assembly Directorate), UMR is a Upravleniye Nabora Rabochikh (Directorate of Employment of Labor) and REMSTROY Kontora is a Repair and Construction Office
2. Presumably ownership of the right to use the land rather than of the land itself.

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SUBJECT Private Construction in Tashkent

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SOURCE EVALUATIONS ARE DEFINITIVE APPRAISAL OF CONTENT IS TENTATIVE NOTE FOREGOING EXPLANATIONS

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1. [redacted] construction of two private houses located about halfway between the Cable Plant and shosse Luncharaskogo in Tashkent, Uzbek SSR. 2 The houses were identical and were built on adjacent lots, each 400 square meters, the standard lot size in Tashkent. Both builders worked for the Tashkent Oblast' Executive Committee and received their permits to build and the leases to these lots through the Committee.

2. [redacted] these two builders [redacted] were worried about rumors that all private housing would have to be returned to the Government.

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3. Each house was a one-story brick structure with a gable roof, three rooms, one kitchen, one hallway, and one window in each room. The interior walls were also brick. There was no basement.
4. It took between three and four months to build these houses. The length of time needed to build a house in Tashkent depended completely on the availability of the necessary materials. Most builders in Tashkent had to wait two or three years before their houses were ready for occupancy. 3

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5. Each house cost about 25,000 rubles, excluding the installation of plumbing, water, and electricity, which were not available in this section of Tashkent, and the veranda, which was not included in the basic house plan but added by the builders.

Before 1958 these houses could have been sold by the builders for 50,000-70,000 rubles each, but since 1958 all contracts leasing land for private house construction have had a clause prohibiting the sale of the house to a third person.

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6. An itemized listing of the cost of each of these houses is given below.

<u>Item</u>	<u>Rubles</u>
a. Bricks (40,000)	4,400
b. Setting of bricks	4,000
c. Foundation	4,000
d. Lumber	600
e. Carpentry	1,500
f. Paint, nails, screws, etc.	1,000
g. Plastering and whitewashing	3,000
h. Roof	3,000
i. Doors, windows, stoves, oven	3,500
TOTAL	25,000

Item a: The bricks were sunbaked at the construction site by Uzbeks especially trained for this work. The bricks were of good quality and could be expected to last 50-60 years; they cost 110 rubles per thousand.

Item b: sum for building the walls.

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Item c: This sum included the purchase of the cement and gravel used in the foundation and the laying of the foundation.

Item d: The lumber was used for the floor, ceiling, and roof foundation. It was bought from the Oblast¹ Executive Committee; had it been bought on the black market the price would have been many times this amount, because lumber was a critically short item in Tashkent.

Item e: This was the total charge for all carpentry work on the house.

Item f: All these items were purchasable in regular stores in Tashkent.

Item g: This price covered the cost of the materials and the amount to do the work.

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Item h: This was the cost of the slate (shifer) used for the roof; the cost was 15 rubles per piece of slate. If the roof had been made of tinplate the cost would have been less.

Item i: The builder got these items from the Committee; if he had had to buy them on the black market they would have cost much more. Each window had a wooden frame and two inside and two outside panels; the price of a complete window was 450 rubles. Two coal-burning stoves provided the only heating for the house.

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1.

[Redacted]

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Comments:

2. Development of the area between the Cable Plant and shosse Lunacharskogo for private construction was begun in 1958.
3. These builders must have had a great deal of money or influence, probably as a result of their employment with the Oblast' Executive Committee, to be able to complete their houses so quickly.

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